



PUBLIC SUBMISSION FORM

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Lyndon

Last name (required) Rees

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required) Request to speak

How do you wish to attend? In-person

You may bring a support person should you require language or translator services. Do you plan on bringing a support person? No

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Oct 3, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters) LOC 2022-0209

Are you in favour or opposition of the issue? (required) In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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Comments - please refrain from providing personal information in this field (maximum 2500 characters) I am a residing tenant of affected development



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I have read and understand the above statement.

First name (required) Sandra

Last name (required) Petkovic

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Oct 2, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

LOC2022-0209 Vera Group application

Are you in favour or opposition of the issue? (required)

In opposition

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We are opposed to the building height being 26 meters. The other buildings being built on this street will be 12-16M.



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I have read and understand the above statement.

First name (required) Jessica

Last name (required) Jung

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Mar 10, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land Use Redesignation killarney/glengarry LOC2022-0209 bylaw 149D2023

Are you in favour or opposition of the issue? (required)

In opposition

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The redesignation of this area will hurt the infrastructure and the people already living in the area. The lot beside is already being designated as a condo and the side streets have only 1 lane of traffic each way. This would mean an inconsiderable amount of traffic in a already traffic heavy, pedestrian and bike heavy neighborhood, this would mean more accidents, virtually no parking and the street parking would need to be taken away. Not only that but the infrastructure to support such a dense population is not warranted on such a small area. This is a family neighborhood while it would make sense to have such a condo in front of the c-train and near other condos where there are infrastructure to handle - the builder is being greedy by taking away from the alley and livable areas to build a concrete wall. What are the family's who already live here need to squish through their back alley with a concrete wall next to them. In addition to this the house that is being sandwiched between the two immense buildings is definitely not a pleasant situation and the builder is trying to bully the current owner by building a 26 ft concrete jail around them. How is this fair to the person living there or the people living behind this condo? This should be opposed to by the city.



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First name (required) Sisu

Last name (required) Han

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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What do you wish to do?
(required)

Submit a comment

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Council

Date of meeting (required)

Mar 10, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land Use Redesignation Killarney/Glengarry LOC2022-0209 bylaw149D2023

Are you in favour or opposition of the issue? (required)

In opposition

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The proposal that was sent by Vera Group is not a win-win situation as per preposition. The only win is the profit for only the developer and builder. Killarney is a great neighborhood, and I would not want to see it be pinned as a bad neighborhood to live in. This development will do exactly that with an uncontrollable amount of traffic on our two-way street on 26, 25 ave not to mention the congestion that already happens during peak hours. The development is said to be due to transit however there is not even a proper place for the buses to stop on 26/25 ave without blocking one way traffic. Not only that it is appalling how close they want to expand the land use into the alley- and all that to increase the number of units in their condo for more profit at the expense of not only the land but the shared resources and our privacy. Our street resources are definitely not able to increase by 200 units on a half block. Parking will also be an issue and it will force the city to intervene and create it into a zoned parking with limited hours, that is not a family oriented neighborhood and that is exactly what Killarney is – a family oriented neighborhood that is close to downtown for working families with Barbeque's parties in the summer and gardening in the spring. All of which will not be able to happen. This will affect our privacy- safety of our family and also direct sunlight – into our homes. I am sure you experience the quality of air these past few weeks due to the microparticles from the fire. The residents in this neighborhood would have to go through that everyday for the unpredicted amount of years due to the construction dust and not to mention noise and pollution.

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Commercial/Residential mixed-use buildings do not need to be so high or dense and especially if the resources cannot accommodate it.
This is overall a bad decision for the entire neighborhood.



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I have read and understand the above statement.

First name (required) MONICA

Last name (required) MACDOUGALL

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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(required)

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 3, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Land Use Amendment in Killarney/Glengarry (Ward 8) at multiple addresses, L

Are you in favour or opposition of the issue? (required)

In opposition

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Vera Group's application should not be approved by the Council as it does not comply with the current land designation, does not align with any new development being constructed on the adjacent blocks on 37 Street, it does not blend with the existing newly built properties on 36 Street and 37 street (which replaced 50+ year old bungalows with higher density houses), and it does not represent a gradual transition from residential single-family homes to multi-family homes.
As outlined on the attached letter, it is unnecessary to change the land use designation to achieve the desired increase in density and provide more diverse housing options and align with The City's goals and policies. The current land designation of MU1f3.0 h16 allows developments to achieve that goal, even with a lower height.
Thank you.

Members of Council,

Vera Group is proposing to develop an **unnecessary** 26-meter-high building unsuitable for this land. Why is it unsuitable? Because it's a mega-development that is not appropriate for the current land designation, and because Vera Group is not considering the very real negative impacts presented by the landowners and the neighbours' opposition to having a disproportionate building in this residential area.

This is an important matter that needs Council utmost attention and concentration while facts are presented. Vera Group must be stopped before it is too late and because there is no going back if this is allowed.

The main concern of the Killarney 36th Street residents is that Vera Group has tunnel vision, because their only objective is to go ahead with the mega-development, for their only gain and huge profit, without any consideration for the negative impact on the neighbours, which were repeatedly expressed with their feedback. They are pushing to change the land designation to meet their own greedy objective, which does not benefit the neighbours, the neighbourhood, or the community. It does not benefit The City of Calgary either, because it will set a precedent, that is, sending a message to other developers that anything can be built anywhere in the City of Calgary if they push the members of the Council.

City Council has approved the current Land Designation in 2017 (with opposition from the adjacent properties' homeowners) which is already a jump to much higher density than the existing single-family residences currently on this land. It is time for the Council of the City of Calgary to stand up for their citizens and not let Vera Group's tunnel vision convince them to accommodate their greedy proposal over the interest of the residents of 36 Street and adjacent areas.

Nowhere in adjacent areas of 2600 36 Street or 37 street are there buildings or current constructions to build anything higher than 16 meters in height.

Construction has just started for a new development on the East 2800 block of 37 street (south of the block subject to this application). These are the details:

- **DP2021-7660** (formerly occupied by 4 or 5 single family bungalows) is approved for a Multi-Residential Development 5-storeys (16 metres) in height; 87 Dwelling units.
The current Land Use District (MU1 f3.0 h16) allows for this type of development.
- **DP2022- 02042** (formerly occupied by 4 or 5 single family bungalows) is approved for a Multi-Residential Development 5-storeys (17 metres) in height; and a 6,900 square metre building with 90 dwelling units.
The current Land Use District (MU1 f3.0 h16) allows for this type of development.

There are two developments proposed for the East 2400 block of 37 Street (north to the block subject to this application):

- **DP2022-08019** for 2436 37 ST SW for a Multi-Residential Development, 3-storeys (14 metres) in height; and 8 dwelling units.
The current Land Use District allows for this type of development.
- **LOC2023-0136** for 2416 37 ST SW, is proposing a maximum building height of 12 metres (a **decrease from the maximum of 14 metres allowed by the current Land use**) and a FAR of 1.5.

This makes the LOC2022-0209 application from Vera Group for a proposed height of 26 meters even more out of place, as **the new buildings being constructed on the blocks to the North, South and East of the 2600 East block of 37 Street (adjacent to our properties via back lane) would**

only have a maximum height that ranges between 14 and 17 meters. The existing new homes built on 37 and 36 street (replacing older bungalows) have a maximum height of 11 meters.

In conclusion:

- It is a fact that the height and FAR that Vera Group is trying to impose are UNNECESSARY to achieve more density and are not in line with what The City planners have envisioned and allowed for this land (MU1 f3.0 h16), which they considered more suitable for this location.
- The development that is being constructed on the East 2800 block of 37 Street has a maximum height of 16 meters on the corner of 26 Avenue. Therefore, a 16-meter maximum height across 26 AVE. would be consistent and better suited.
- The two buildings on East 2800 block of 37 Street will provide a total of 177 units, which will be **achieved with a land designation of MU1 f3.0 h16. This is 1,770% more units than the previous 10 single-family homes that existed on this land.**
- The land use designation for the East 2400 block of 37 street allows a maximum height of 14 meters, new construction will be 12 to 14 meters high, so a **maximum height of 14 to 16 meters on the land occupied by 2604 to 2020 37 street would be more consistent and better suited.**
- The **MU2 designation is NOT needed**, as MU1 allows for mix-use of commercial and residential uses in street-oriented buildings. There is enough commercial space in the area that is currently vacant. There is also Plenty of commercial space nearby (17 AVE and 33 AVE) within walking distance.

TO SUMMARIZE

Vera Group's application should not be approved by Council as it does not comply with the current land designation, does not align with any new development being constructed on the adjacent blocks on 37 Street, it does not blend with the existing newly built properties on 36 Street and 37 street (which replaced 50+ year old bungalows with higher density houses), and it does not represent a gradual transition from residential single-family homes to multi-family homes.

And to greater abundance: Council should not favour private developers over citizens when the same Council already approved the current land designation as best suited, and in alignment with the overall plan for this area. That being said, this would be against the planned and controlled growth desired for the City of Calgary.

We vote No for this opposing Land Use Amendment LOC2022-0209



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I have read and understand the above statement.

First name (required) GEORGE

Last name (required) MACDOUGALL

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



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What do you wish to do?
(required)

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How do you wish to attend?

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Council

Date of meeting (required)

Mar 10, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

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Are you in favour or opposition of the issue? (required)

In opposition

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It is UNNECESSARY to change the land use designation to significantly increase density to provide more diverse housing options and align with The City's goals and policies. The current land designation of MU1f3.0 h16 allows developments to achieve that goal, even with a lower total height.

Council should not be so generous and favour private developers over citizens when the same Council already approved the current land designation as best suited and aligned with the overall plan for this area. That being said, this would be against the planned and controlled growth desired for the City of Calgary, and it will set a precedent by sending a message to other developers that anything can be built anywhere in the City of Calgary if they push the members of the Council to approve.
Thank you.



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First name (required) Cathy

Last name (required) Page

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What is the group that you represent?

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Oct 3, 2023

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Killarney/Glengarry Land Use Redesignation LOC2022-0209

Are you in favour or opposition of the issue? (required)

In opposition

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Vera Group's application should not be approved by Council. The requested height is greater than any of the other development proposed for 37th Street. The current land use designation of MU 1f3.0 h 16 allows development to achieve higher density.



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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) Claire

Last name (required) MacDougall

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 3, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Public Hearing for Land Use Redesignation LOC2022-0209

Are you in favour or opposition of the issue? (required)

In opposition

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Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are the Killarney house-holds and landowners along both E & W sides of 36 Street. This proposed bylaw will reduce each of our property values - all 29 + 2 properties under construction.

We have identified in the previous submissions our concerns.

I'm happy to hear that you received 31 letters of opposition from our June submission deadline, and 1 letter only in favour of the change. That would suggest that no other households have any stake in it. They did not say whether they are in favour or against this change in zoning. I can't imagine how 31 no votes in a block of 29 landowners would present any further consideration of a yes vote.

It is unclear why we have been asked to participate in this process after spending hours/days/weeks putting together our comments + sharing concerns with all involved on what the negative impacts of this land-use proposal brings to the surrounding neighbourhood and community . We have had no response to our comments from our Ward 8 councillor, nor our community association who are opting out of a yes or no' vote on this bylaw. That means we are representing ourselves as Killarney-Glengary community members and landowners of property on 36 Street/2600 block- with 30 letters of opposition on a city block of 29 properties. That's a show of over 100% opposition from the neighbourhood. Either our words resonate with the powers that be or they have some really good reasons for approving the increase in density and height. So far, we have not heard any.

A house is probably the biggest investment that you or most people that live in Killarney Glengary will undertake in their life. We have followed through under the city's directions and participated in this process, with full representation from all our street's landowners on this matter of change. For the 3rd time-We Oppose this Bylaw Amendment.

Please consider the very real negative impacts- as presented by the landowners and read closely the words of the applicant. They are promising a 6 storey high building, with rental units, of a quality not yet established. How will it be constructed, how well will it be maintained by the developer, and sustained. Is this bylaw going to encourage community development and a desirable housing choice? These are rather descriptive words at this stage, it could be but there are no guarantees. At the moment we are only voting on height and density.

We have much invested in our owned properties. Some of you can relate, some of you can not.

It should be noted that : This is not an isolated situation of block development along 37 Street. There is a number of landuse zoning changes along 37 street, to sites no different to ours. They are the:

2800 Block – E.side	- approved for 17m height /MU1/FAR-3
DP2022-02042 and DP2021-7660	- approved for 16m height /MU1/FAR-3
2600 Block W.side 37 Street	- approved for 16m height/MU1/FAR-3
2436 E. side 37 Street	- proposed for 14m height/FAR-?
2416 E.side 37 Street	- proposed for 12m height/FAR1.5

The above 5 proposals and approvals show 5 reasons for not building to 26meters in height... for not allowing 26m/MU2/FAR4 for the 2600 Block E.side 37 Street.

It is out of sync and out of scale with the above 5 zoned sites of similar intent. If these can be built by developers at the said heights and densities, so can the one under question -2600 block E.side /37St.

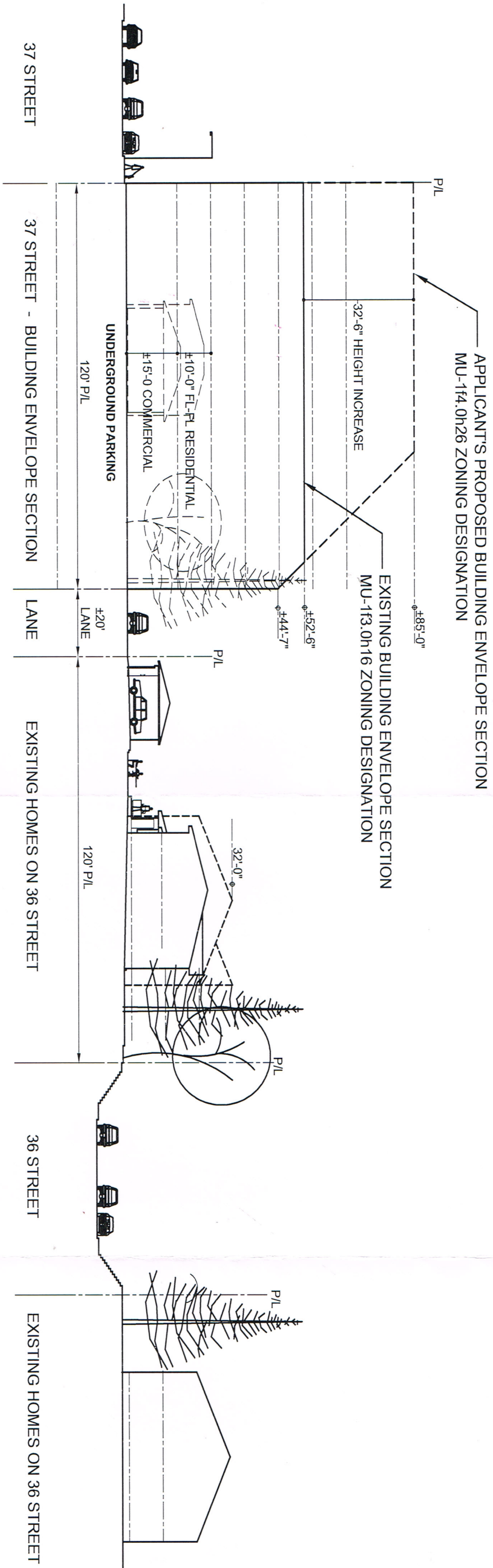
7 Reasons why we are Saying 'NO' to MU2/FAR4/26m

(the Killarney property owners along 2600 block and 37Street.)

1. We are opposed to a 26M high building across the lane, that contains 227 rental units. It is excessive- as one councilor voiced at the July20 meeting of the Commision.
2. More seriously it largely diminishes our access and exposure to solar energy for 365 days of the year. What are the shading by-law requirements that the city enforces for adjacent properties to residential developments.? Is it right or wrong, to block anothers' property's access to the the sun and it's benefits?
3. We anticipate a very High level of traffic congestion, and in the lane and at intersections along 37 Street causing safety issues, especially for pedestrians, cyclists on the bike path, and the daycare parents dropping off their kids. The daycare clientele might be at higher risk.
4. There will be a lack of parking on 36 street, 25th Ave, 26th Ave, and 37Street. 36 Street already has an overabundance of cars lining the street. We can only assume there will be more disruption and inconvenience in what was a few years ago very accommodating.
5. We are not convinced that 1 block of 227 rental apartment units will enliven 37 Street in a positive manner – commercial or no commercial space. How does the developer plan to provide the enlivenment factor?
6. This bylaw change would minimize upper storey inhabitants connection with the street level below (Eyes on the street makes for a safer street)
7. 6 Storeys will definitely be creating privacy issues into yards and windows of houses.
8. Lack of vegetation, to replace what has been cut down -70 year old trees, deciduous and coniferous. Is the city going to require these to be replaced as they do in other commercial property developments? Trees are the 'decarbonizers' of the environment. I can imagine a well designed greenspace that is sunlit between the 2 buildings where people can gather, easily passed through would make a huge positive impact to this project as opposed to a solid mass of units. It could be zoned as a no build zone or zones. This project could really benefit from some open space or view corridors.

Ultimately, we feel the density and height proposed belong to another site – one where it doesn't negatively impact the entire neighbourhood.

We vote No for this Land Use Amendment LOC2022-0209



SITE CROSS SECTION - WEST TO EAST

SCALE: 1/32" = 1'-0"



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I have read and understand the above statement.

First name (required) Ashley

Last name (required) Bender

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Oct 3, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Public Hearing for Land Use Redesignation, LOC2022, 0209

Are you in favour or opposition of the issue? (required)

In opposition

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Sept 26th, 2023

Office of the City Clerk
The City of Calgary
Macleod Trail SE
P.O. Box 2100, Postal Station "M" Calgary
T2P 2M5

To Whom it may Concern,

I am writing to you as a relatively new homeowner on 36th St, behind the proposed development. We just invested in the property, dreaming of the long-term potential of our investment. But also, dreaming of family life, close to schools where my children can grow up in a vibrant, safe community within Killarney. I have 3 children with an autoimmune condition, their health is fragile. We moved to this property to be closer to their school and try to give them a healthy & safe environment to grow up in.

Just after moving in May of 2023, it was merely a week before we found out of the proposed development was to be changed, and the Land Use Amendment LOC2022-0209, Bylaw 149D2023, would be pushed on us. What it appears is, while our block was in development, with multiple properties under construction, and no homeowners to oppose the Amendment, the developers applied for this change.

There are already, two vacant residential properties to my right – one just completed, with no buyer in sight. I have overheard realtors on the phone with clients, telling them not to buy because of this development. And clients expressing their concerns to their Realtor, and the Realtor in agreement. These properties remain vacant with no homeowners to advocate against this development.

Their neighbours, a semi-detached townhouse, also has new owners. Just moving in this spring, just before and after us. My neighbour to the left of me, already selling. Maybe to get away from this horrible development.

I say "NO" to the Land Use Amendment LOC2022-0209, that would see the building extend to 26metres in height. Towering over all of our properties, cutting out sunlight and reducing privacy significantly. The height would extend far beyond the 5 other approved developments nearby. The added height being so ridiculous in comparison. The height that would accommodate their mixed use of commercial+ residential, with the commercial aspect being so unnecessary. The west side of 37st, already popping up multiple commercial buildings.

I say "NO" to the Land Use Amendment LOC2022-0209, that would see the mix of residential and commercial space. It is so unnecessary, would increase the traffic to dangerous levels and parking stressed to the max. I would never be able to let my children outside unsupervised because of this very real safety concern. Many families in this community would feel less safe.

I say "NO" to the Land Use Amendment LOC2022-0209, including commercial space, where people from all over frequent the area, is furthermore a huge safety concern for the children of this area. We already see mobs of homeless sitting in the parking lots on the corner of 37st and 26th ave. The children of our streets already restricted in their safe zones to explore. To add so much volume, would invite more criminals to the area and potential for harm to the families of our block. Depending in the businesses, which we would have no say over, could bring mice and other vermon, overwhelm of smells, lighting, and excessive noise as a start.

The height is too tall, the density is too much, and the commercial space has got to go. It is not safe; it is not going to help the community. I am reasonable, I am pro-development...respectful development. Development with a realistic vision for the safety of the community, its already amazing community members, and the new members we can't wait to meet.

Sincerely,

Ashley Bender



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First name (required) Monica

Last name (required) Tedesco

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM



What do you wish to do?
(required)

Submit a comment

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Council

Date of meeting (required)

Oct 3, 2023

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Land Use Amendment in Killarney/Glengarry (Ward 8) at multiple addresses, L

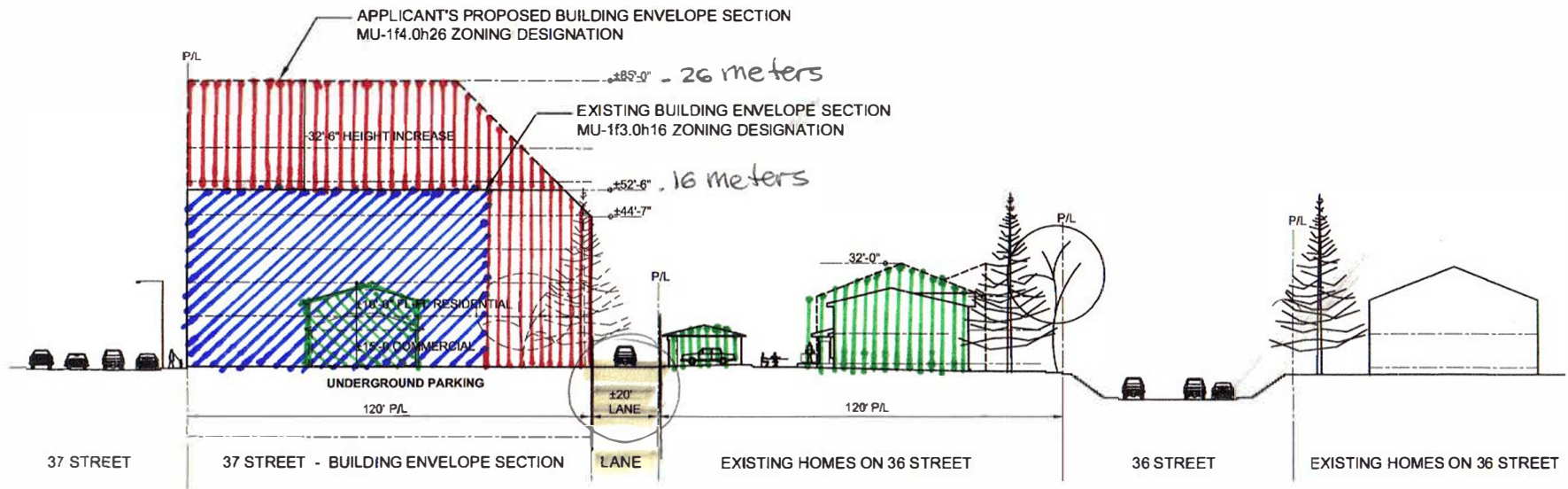
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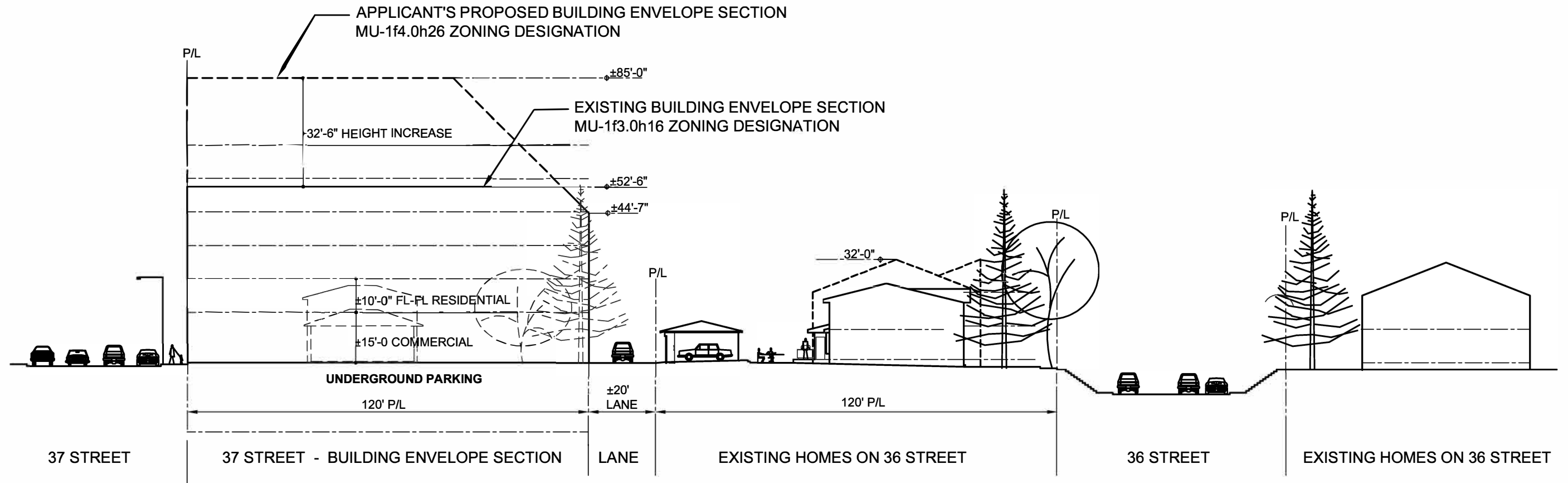
The attached shows how out of proportion 26 meters height is, and it does not even reflect the terrain difference between 37 street and 36 street (approximately 2 meters lower on 36 street)



SITE CROSS SECTION - WEST TO EAST

SCALE: 1/32" = 1'-0"

-  Existing building envelope allowance (changed only a few year ago)
-  Applicant's proposed zoning/building allowance and F.A.R. Increases.
-  Existing residential properties



SITE CROSS SECTION - WEST TO EAST
SCALE: 1/32" = 1'-0"



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I have read and understand the above statement.

First name (required) Guillaume

Last name (required) Viguie

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

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